

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, May 22, 2018
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:00 p.m. by Ms. Mallick. Mr. Callaghan showed up shortly afterwards.

I. Members Present: The following Board Members were present: Beth Callaghan, Nicole Mallick, Joe Collins, Jerry Callaghan, Joyce Tatanus, Betsy Reagan, and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: Ms. Knight of 8723 Ridge Hollow Court was present for further guidance regarding her back yard elevated concrete patio. The patio may be a Fairfax County Zoning violation of code 2-602. That regards the flow of storm water and is handled by Maintenance and Stormwater Management. Ms. Knight may have to alter or remove the concrete. Management offered that the updated AECC Guidelines should restrict the size of a concrete or brick patio to the size of a standard deck. They should also note that downspouts and downspout extensions must terminate at least 3' from any property line. Management provided Ms. Knight with contact information for the Stormwater Management division. Mr. Cronin of 6170 Forest Creek Court expressed concern about the towing company. Not everyone agreed there was a problem. Management will advise the Board when the contract expires so that other companies can be considered.

III. Committee Reports: The Landscape Committee will be addressing erosion behind Willowick Lane sooner than expected because of more erosion. Small trees and saplings are being planted around the community. A better effort will be made to notify residents in areas affected by erosion mitigation efforts. Specifically, where annual rye grass is planted and not regularly mowed.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of April 24, 2018 were approved as provided. *Motion by Beth Callaghan, second by Betsy Reagan.*

Delinquency List: The Board was provided with the delinquency list as of May 21, 2018. 47 owners had a balance on their account. None of those owners received pool passes. Three accounts are at the attorney. The attorney is working on garnishments on the two most delinquent accounts. The total amount due is \$20,280 less \$5,260 classified as uncollectible. Management will follow up with the owner of #1104.

Financial Report: The Board reviewed the April financial statements and general ledger. The Association had a surplus of \$54,840 for the month. Total expenditures were \$31,044, including \$2,200 in estimated income taxes. For the year to date, the Association has a surplus to budget of \$21,376. The Association had cash and investments of \$1,024,708.

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Correspondence/Pending List: The Board reviewed Management's pending list and listened to a recording from a resident on Winding Hollow Way about her two assigned parking spaces.

V. Unfinished Business: There was no unfinished business discussed.

VI. New Business: Management advised the Board that Titan Pool Service is having difficulties finding lifeguards for the summer. Only one part time person has been hired. The pool may be closed for portions of the Memorial Day holiday. Contract payments will be adjusted for the reduced hours.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on June 26, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services